



## PHAP15-00015

**Date:** June 1, 2015  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Maureen Murphy  
**Representative:** Maureen Murphy  
**Legal Description:** Being 109 Government Hill Lots 5-7, City of El Paso, El Paso County, Texas  
**Historic District:** Austin Terrace  
**Location:** 4607 Hastings Drive  
**Representative District:** #2  
**Existing Zoning:** R-4/H (Residential/Historic)  
**Year Built:** 1948  
**Historic Status:** Non-contributing  
**Request:** Certificate of Appropriateness for the construction of ramps, walkway, paving, parking pad, planters, fences, painting, and the modification of a garage door into a French door after-the-fact  
**Application Filed:** 5/18/2015  
**45 Day Expiration:** 7/2/2015

## ITEM #2



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for the construction of ramps, walkway, paving, parking pad, planters, fences, painting, and the modification of a garage door into a French door after-the-fact

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

*The Design Guidelines for El Paso's Historic Districts, Sites, and Properties* recommend the following:

- *Most of the older structures in El Paso have parking provided at the rear of the property in a garage or carport structure. Every effort should be taken to maintain the use of the original parking areas.*
- *Where additional parking is necessary it should be located to the rear of the property as well. It is against the city ordinance to park in the parkway. Proposals for secondary driveways shall be reviewed and considered by the Historic Landmark Commission for approval.*
- *New and replacement portions of sidewalks and driveways shall be constructed in material, finish, color, scoring, grid pattern, and control joints to match existing or the surrounding original paving.*
- *Retain historic driveways and walkways, including steps and sidewalks, in their original locations.*
- *When deteriorated, repair with materials that match or are compatible to the original.*
- *Select appropriate paving materials for new walkways, including concrete, brick, and stone.*
- *Introduce new driveways and walkways (when there are none) that are compatible with existing driveways and walkways in terms of width (maximum 12' wide), location, materials, and design. Double width and circular driveways are not appropriate and require approval from the Historic Landmark Commission.*
- *Select appropriate materials for new driveways including concrete tracks (narrow strips) and brick. Conceal edging materials used for gravel driveways. Keep new driveway aprons and curb cuts to the minimum width possible.*
- *Parking areas in front yards are not appropriate. New parking areas should be designed to have a minimal effect on the neighborhood environment.*
- *Landscaping is an inherent part of a building's siting and design. Good landscaping reinforces the architectural qualities of a structure and its context. When new landscaping is planned, it should be designed to complement the*

*structure and the streetscape.*

- *Maintain the property's natural topography, and avoid grading that adversely affects drainage and soil stability or could negatively impact existing trees. Slopes shall not be paved.*
- *Grass and sod may be removed from front yards, side yards on a corner provided not more than 50% of the area is covered with gravel or other masonry. The remaining 50% must be covered with trees and living plants that provide ground cover.*
- *Construction of new fences, stairs, or sidewalk rails and replacement of older existing fences is allowed on historic properties provided that the proposed site feature is of a compatible material and scale.*
- *Rock, brick, wood and wrought iron are acceptable materials but each case is decided individually.*
- *The height of the proposed fence should complement the structure (primarily as viewed from the street) and should not obstruct the public's view of the building.*
- *Place non-traditional site features such as swimming pools, playground equipment, concrete pads and basketball goals, tree houses, dumpsters, and trash receptacles only in areas such as rear yards, where they are not visible from the street.*
- *Introduce new fences and walls compatible in material, design, scale, location, and size with original fences and walls in the historic district.*
- *The height of the proposed fence should complement the structure and should not obstruct the public's view of the building.*
- *It is appropriate to paint wood, but not stucco or spray texture it.*
- *Neutral tones and muted earth colors are strongly recommended for the main body of the structure. Trim color may be a darker or contrasting color than the body of the building. Paint colors must be of the period, times, architectural style of the building, and geographic location because what works for a color palette for a home in California does not necessarily fit with paint colors in El Paso.*
- *When repainting, select paint colors that are compatible with the historic building and district. Enhance the features of a building through appropriate selection and placement of paint color consistent with its architectural style.*
- *Doors and windows are considered important character-defining features because of significant detailing.*
- *Secondary buildings are structures which are detached from the primary structure. They were traditionally used as garages, stables, kitchens, caretaker cottages and privies. These structures were usually built at the same time and therefore are very important to the architectural character of the property.*
- *Retain the original materials and features of historic garages and outbuildings including windows, doors, siding, trim, and latticework. If replacement of an*

*element is necessary, match the original in design, and, if possible, materials.*

- *Introduce fire exits, stairs, landings, and ramps on rear or inconspicuous side locations.*
- *Construct fire exits, stairs, landings and ramps in such a manner that they do not damage historic materials and features. Construct them so that they can be removed in the future with minimal damage to the historic structure.*
- *Design and construct new fire exits, stairs, and landings to be compatible with the scale, materials, details, and finish of the historic structure.*
- *Features added to assist persons with disabilities should be designed and constructed so that the original design of the entrance or porch is not diminished and historic materials or features are not damaged.*

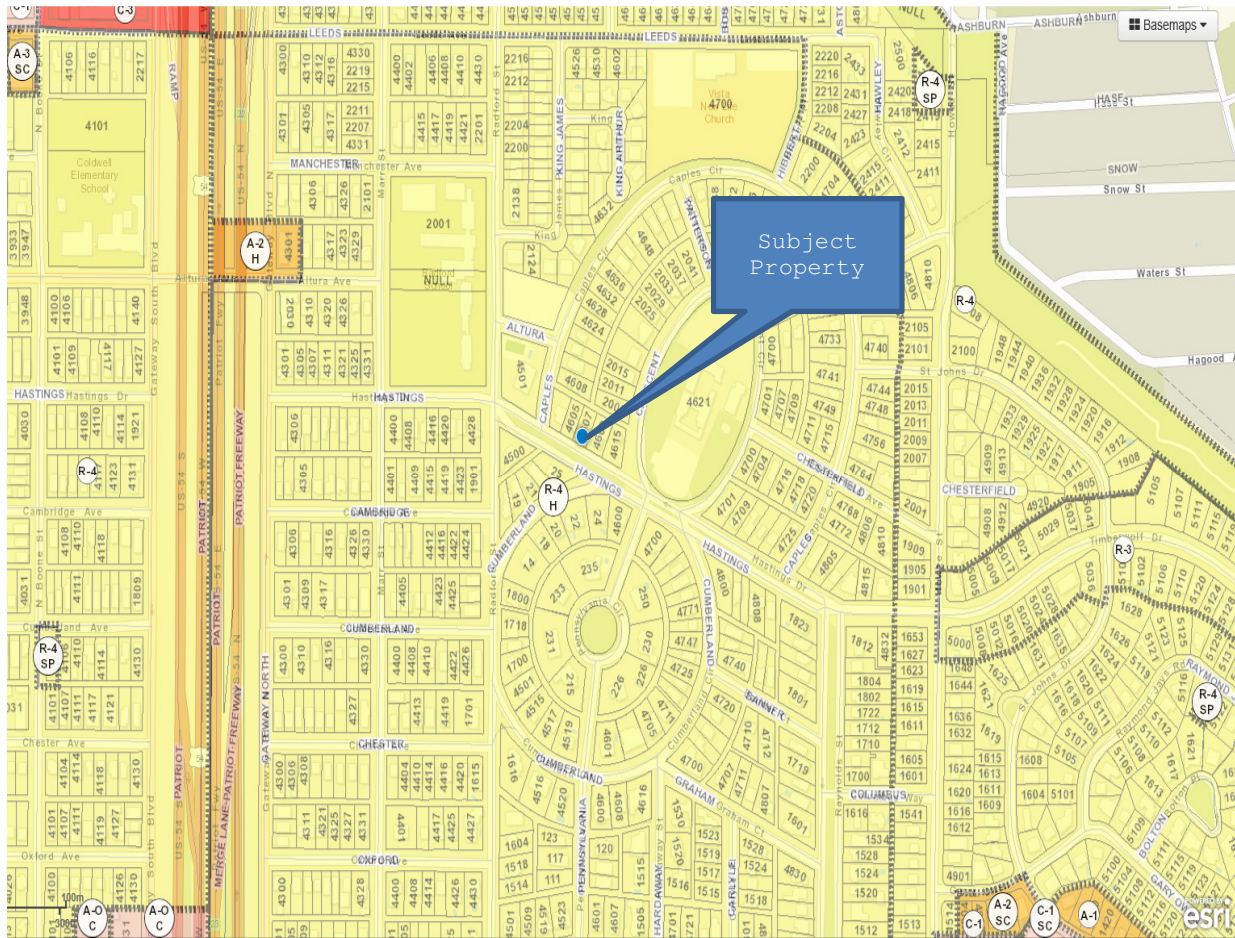
*The Secretary of the Interior's Standards for Rehabilitation recommend the following:*

- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
- *Retaining the historic relationship between buildings and the landscape.*

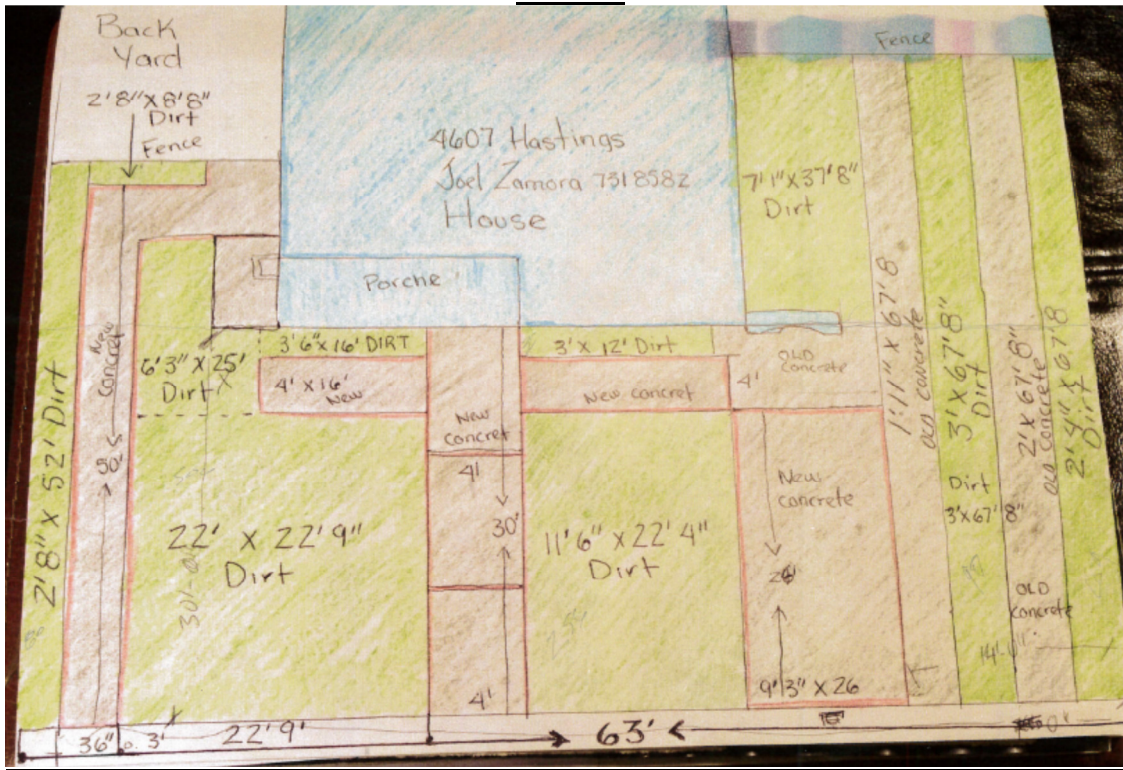
*The modifications are that the wooden fences be painted to match the building; that the parking pad be relocated to the west side of the property; and that the ramp on the west side of the entrance be relocated to inside the porch.*



## AERIAL MAP



## PLANS





**BEFORE PICTURES**



4607 Hastings  
House

Jasmine + potato vine      potato vine      Bows

#5

#2

#1

#5

#1

#6

#2

#6

#1

#2

#6

Quantity

	Quantity	#	Plant Name	Size
1	3	1	Rustachias Tr.	25' x 30'
2	10	2	Nandina	5' x 5'
3	7	3	Texas Sage	7' x 7'
4	5	4	Latana	7' x 7'
5	4	5	Red Yucca	3' x 3'
6	10	6	Vinca Major	3' x 3'
7	10	7	Confederate Rose	8' x 10'
8	10	8	Pink Salvia	15' x 15'
9	10	9	Spanish Broom	15' x 15'
10	10	10	Asclepias Gay	Bottlely 15' x 15'
11	10	11	Penstemon	Rondo 13-15" H
12	10	12	Blue Fountain Grass	3' x 1'

Side Walk

Front Yard

Planting Plan